



City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2019-0081

Approved by Planning and Zoning: December 30, 2019

Permission is hereby granted to: Passport Motorcars, Inc.

to use the premises located at: 150 South Pickett Street

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

12/30/2019
Date

Karl Moritz (by SA)
Karl Moritz, Director
Department of Planning and Zoning

DATE: December 30, 2019

TO: Tony LaColla
Division Chief, Land Use Services,
Department of Planning and Zoning

FROM: Max Ewart
Urban Planner, Land Use Services,
Department of Planning and Zoning

SUBJECT: Special Use Permit #2019-0081
Administrative Review for a Minor Amendment
Site Use: Automobile Sales and Repair
Applicant: Passport Motorcars, Inc
Location: 150 South Pickett Street
Zone: CG/Commercial General Zone

Request

Special Use Permit #2019-0081 is a request for a minor amendment to SUP #2001-0006 to increase the gross floor area to enhance the patron experience and service from a total of 42,500 square feet to a total of 43,550 square feet. The additions would occur in two places on either side of the service reception canopy. The northern addition would be 700 square feet and the southern addition would be 350 square feet. No additional changes to the current operations are proposed. The business would continue to operate as an automobile sales use, also, offering accessory general automobile repair.

Background

The subject property was constructed in 1975 after City Council approved SUP #988 for the construction and operation of an automobile sales dealership. Site Plan #78-0009 was approved by the Planning Commission in 1978 for the detached sales and service building and body shop building to be physically connected. On January 14, 1998, SUP #97-0180 was administratively approved by staff to change the ownership of the business to the current owner, Passport Motorcars, Inc. On February 23, 2002, City Council approved SUP #2001-0006 for an expansion of the operation to increase the square footage and number of vehicles sold.

A warning for violation of Condition #3, requiring repair work to be done indoors, of SUP #2001-0006 was issued on September 24, 2019. A follow-up inspection took place on October 3, 2019, and the inspector found that the applicant complies with all SUP conditions.

Parking

Section 8-200(A)(18) of the Zoning Ordinance requires miscellaneous commercial uses to provide one space for every 400 square feet of floor area. One-hundred nine parking spaces are required for the 43,550-square foot building which can be satisfied by the 384 on-site parking spaces.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, The Cameron Station Civic Association was sent an email notification of the current application. Staff has not received any comments regarding the application.

Staff Action

Staff does not object to the increase in gross floor area as it would not have a substantial impact on the surrounding neighborhood or the requirements of SUP #2001-0006. Section 11-511(A)(2)(b)(i)(e) states that building additions of a previously approved Special Use Permit may be approved through an administrative minor amendment given the increase in floor area does not exceed 33%. The gross floor area increase is 2.5%. Staff has carried over the conditions from SUP #2001-0006. Several conditions related to one-time improvements at the property were satisfied by the applicant and have been deleted.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: December 30, 2019

Action: Approved


Tony LaColla, AICP, Division Chief

Attachments: 1) Special Use Permit Conditions
2) Department Comments
3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2019-0081

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (SUP 1628)
2. No vehicles shall be displayed, parked or stored on a public right-of-way. (P&Z) (SUP 1628)
3. No repair work shall be done outside. (P&Z) (SUP 1628)
4. No junked, abandoned or stripped vehicles shall be displayed, parked or stored outside. (P&Z) (SUP #2001-0006)
5. The special use permit shall be granted to the applicant or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP 1628)
6. No banners, streamers, flags, or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises may be displayed in accordance with Article IX, Section 9-100 of the Zoning Ordinance of the City of Alexandria, Virginia. (P&Z) (SUP #2001-0006)
7. The hours of operation shall be restricted to between 7:30 a.m. and 9:00 p.m., Monday through Friday, from 9:00 a.m. to 7:00 p.m. on Saturdays, and from Noon to 5:00 p.m. on Sundays. (P&Z) (SUP #2001-0006)
8. The applicant shall post the hours of operation at the entrance to the showroom. (P&Z) (SUP #2001-0006)
9. Loading and unloading of vehicles shall take place on-site and during the hours of operation. Auto transporters shall not be loaded or unloaded from the public right-of-way. Solid waste pick up shall be prohibited between the hours of 11:00 p.m. and 7:00 a.m. (P&Z) (T&ES) (SUP #2001-0006)
10. All vehicles on the lot shall be stored in a neat and orderly manner. (P&Z) (SUP #2001-0006)
11. The applicant shall provide and maintain landscaping along the S. Pickett Street right of way, within the front and rear parking lots, and at the rear property line generally consistent with the attached landscaping plan proposed by staff to the satisfaction of the Director of Planning and Zoning and the City Arborist. (P&Z) (SUP #2001-0006)

12. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall remove the existing noncomplying freestanding sign and install one ground mounted monument sign to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP #2001-0006)~~
13. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall install slats on the existing chain link fencing located between the Mercedes and Nissan dealerships or replace the existing fence with new solid fencing that serves as screening to the satisfaction of the Director of Planning and Zoning. The barbed wire located atop the chain link fencing located along the rear property line shall be removed. (P&Z) (SUP #2001-0006)~~
14. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall provide and implement a site lighting plan to the satisfaction of the Director of the Department of Planning and Zoning. The plan shall be prepared by a lighting engineer, show the existing and proposed site lighting, indicate the type of fixture, show mounting height and strength of fixture in Lumens or Watts, and provide manufacturer's specifications for the fixtures. Additionally, the plan shall provide lighting calculations to verify that lighting meets city standards and are located and shielded to prevent excessive spillover lighting and glare to adjacent properties. (P&Z) (SUP #2001-0006)~~
15. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~All required site improvements, including landscaping, signage, fencing, and lighting shall be installed and approved as acceptable within one year of approval. (P&Z) (SUP #2001-0006)~~
16. No amplified sound shall be audible at the property line. (P&Z) (SUP #2001-0006)
17. All loudspeakers shall be prohibited from the exterior of the building. (T&ES) (SUP #2001-0006)
18. The applicant shall provide all employee and customer parking on the site. (P&Z) (SUP #2001-0006)
19. All waste products, including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers or onto the ground. (T&ES) (SUP #2001-0006)
20. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive~~

~~related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-838-4334. (T&ES) (SUP #2001-0006)~~

21. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall submit plot/grading plan for review by City staff. The plan shall show all improvements, alternations to grade, surface treatments, pedestrian/vehicular access and utility services, landscaping, lighting, signage, and fencing. (T&ES) (P&Z) (SUP #2001-0006)~~
22. The stormwater collection system is part of the Cameron Run/Holmes Run watershed. All stormwater inlets shall be so marked to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (SUP #2001-0006)
23. The applicant shall provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES) (SUP #2001-0006)
24. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES) (SUP #2001-0006)
25. **CONDITION AMENDED BY STAFF:** The surface appurtences associated with the on-site structural BMPs shall be marked and maintained to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES) ~~(SUP #2001-0006)~~
26. **CONDITION AMENDED BY STAFF:** If any surface-installed Best Management Practices, i.e. bio-retention filters, vegetated swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed and maintained to the satisfaction of the Director of T&ES. (T&ES) (SUP #2001-0006)
27. The developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES) (SUP #2001-0006)
28. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~A "Certified Land Disturber" must be named on the Erosion and Sediment Control sheets prior to release~~

~~of the plot plan in accordance with Virginia Department of Conservation and Recreation guidelines. (T&ES) (SUP #2001-0006)~~

29. If cars are to be washed on site, provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official. (T&ES) (SUP #2001-0006)
30. The applicant shall control odors and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (SUP #2001-0006)
31. No material may be disposed of by venting into the atmosphere. (T&ES) (SUP #2001-0006)
32. No paint or coatings shall be applied outside the paint spray booth. (T&ES) (SUP #2001-0006)
33. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant's engineer shall use the revised Engineers and Surveyors Institute (ESI) checklist to prepare the plot plan. (T&ES) (SUP #2001-0006)~~
34. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall vacate and rededicate the Emergency Vehicle Easement as required by and to the satisfaction of the City Fire Marshall. (T&ES) (SUP #2001-0006)~~
35. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall consult with the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware for the business prior to the commencement of construction. (Police) (SUP #2001-0006)~~
36. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (SUP #2001-0006)

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- F-1 The rendering shown seems to remove the sidewalk that allows pedestrians to cross the under the canopy on the outside of the building. Maintain an ADA accessible pedestrian path along both sides of the building that does not require pedestrian to enter building. Provide a clearer plan drawing showing the pedestrian circulation around the site with the proposed improvements. (T&ES)
- R-1 All loudspeakers shall be prohibited from the exterior of the building. (T&ES) (SUP #2001-0006)
- R-2 All waste products, including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers or onto the ground. (T&ES) (SUP #2001-0006)
- R-3 **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-838-4334. (T&ES) (SUP #2001-0006)~~
- R-4 **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall submit plot/grading plan for review by City staff. The plan shall show all improvements, alternations to grade, surface treatments, pedestrian/vehicular access and utility services, landscaping, lighting, signage, and fencing. (T&ES) (P&Z) (SUP #2001-0006)~~
- R-5 The stormwater collection system is part of the Cameron Run/Holmes Run watershed. All stormwater inlets shall be so marked to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (SUP #2001-0006)
- R-6 The applicant shall provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES) (SUP #2001-0006)
- R-7 The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES) (SUP #2001-0006)

- R-8 **CONDITION AMENDED BY STAFF:** The surface appurtenances associated with the on-site structural BMPs shall be marked and maintained to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES) (SUP #2001-0006)
- R-9 **CONDITION AMENDED BY STAFF:** If any surface-installed Best Management Practices, i.e. bio-retention filters, vegetated swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed and maintained to the satisfaction of the Director of T&ES. (T&ES) (SUP #2001-0006)
- R-10 The developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES) (SUP #2001-0006)
- R-11 **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** A ~~“Certified Land Disturber” must be named on the Erosion and Sediment Control sheets prior to release of the plot plan in accordance with Virginia Department of Conservation and Recreation guidelines.~~ (T&ES) (SUP #2001-0006)
- R-12 If cars are to be washed on site, provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official. (T&ES) (SUP #2001-0006)
- R-13 The applicant shall control odors and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (SUP #2001-0006)
- R-14 No material may be disposed of by venting into the atmosphere. (T&ES) (SUP #2001-0006)
- R-15 No paint or coatings shall be applied outside the paint spray booth. (T&ES) (SUP #2001-0006)

R-16 **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant's engineer shall use the revised Engineers and Surveyors Institute (ESI) checklist to prepare the plot plan. (T&ES) (SUP #2001-0006)~~

R-17 **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall vacate and rededicate the Emergency Vehicle Easement as required by and to the satisfaction of the City Fire Marshall. (T&ES) (SUP #2001-0006)~~

R-18

C-1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

C-2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3. Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

C-1. A building permit and plan review are required prior to the start of construction.

Health Department:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.

Fire:

No comments received.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2019-0081. The undersigned also hereby agrees to obtain all applicable licenses and permits required for an automobile sales use at 150 South Pickett Street.

Passport Motorcars, Inc.

By DUNCAN W BIRIE

Applicant – Signature

a Hoerry/agent

1/2/20

Date

Applicant – Printed

Date